QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 649004 DEEDQC
06/03/2021 11:26:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210603-0074543

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

KN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica C. Weaver & Kaylor McCracken	**Same**	
(NAME) **201 Bellmore Avenue**	(NAME)	**103020200800**
(ADDRESS) **Nashville, Tennessee 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jessica C. Weaver, an unmarried woman ("Grantor")**, has bargained and sold, and by these presents does transfer and convey unto **Jessica C. Weaver, an unmarried woman, and Kaylor McCracken, an unmarried man, as Joint Tenants with Right of Survivorship ("Grantees")** their heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Resubdivision of a Portion of Lot 7, John M. Branham's Farm of record in Plat at Instrument No. 20000526-0052618, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica C. Weaver, an unmarried woman, by Warranty Deed from Gary M. Bridwell and Vicki L. Bridwell, husband and wife, recorded on March 16, 2021, of record in Instrument No. 20210316-0034649, Register's Office for Davidson County, TN.

This is improved property known as: **201 Bellmore Avenue, Nashville, Tennessee 37209.**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 1 day of June, 2021.

Jessica C. Weaver

Jessica C. Weaver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Jessica C. Weaver**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of June, 2021.

Notary Public
My Commission Expires: 10/2/2023

